



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



**FLAT 2, 207 SANDGATE ROAD,
FOLKESTONE**

£220,000 LH + Share FH

**A FULLY SELF CONTAINED LOWER GROUND FLOOR
APARTMENT IN PRIME WEST END LOCATION**



HW1408178523

Mail
102 Sandgate Road,
Folkestone, Kent
CT20 2BW

Tel
01303 212020



Web
www.hwald.co.uk



email
sales@hwald.co.uk



Residential Lettings &
Property Management

Tel
01303 212025

Kim A Clinch BSc, FRICS

Flat 2, 207 Sandgate Road Folkestone CT20 2HT

**ENTRANCE HALL, FITTED KITCHEN, UTILITY AREA, LIVING ROOM,
BEDROOM ONE WITH EN-SUITE SHOWER/WET ROOM,
BEDROOM TWO, BATHROOM/W.C., GAS CENTRAL HEATING,
DELIGHTFUL COMMUNAL GARDEN
ADAPTED FOR DISABLED USE**

Description

This fully self contained apartment is situated on the lower ground floor to the south facing rear of a most impressive Victorian detached house conversion which in particular benefits from direct rear access to Terlingham Gardens which in turn leads on to The Leas promenade. Folkestone town centre and high speed rail services are both within 15 minutes level walking distance.

Internal viewing is highly recommended to appreciate the comfortable and well arranged accommodation which has been previously adapted with wide internal doors etc. for disabled use.

Side gate access and easy going pathway to front door.

ENTRANCE HALLWAY

Leading to all rooms including glazed double doors to Kitchen and Living Room, radiator.

LIVING ROOM 12'6" plus door recess x 16'8" (3.81m x 5.08m)

A comfortable room with pleasant rear outlook to the communal gardens, ornate fireplace surround, inset spotlights, two wall lights, double radiator.

KITCHEN/DINER 15'2" x 12'7" (4.62m x 3.84m)

Having rolled worktops and decorative cream cupboards and drawers to two sides with matching wall cupboards, 1.5 bowl stainless steel sink, space for white goods, Baumatic ceramic hob with extractor hood over and single Bosch oven, space for fridge freezer, double radiator, outlook to communal gardens.

UTILITY ROOM

Having single drainer sink with cupboards under, wall mounted gas boiler, plumbing for washing machine.

MASTER BEDROOM 20'3" x 15'4" (6.17m x 4.67m)

Having a good range of fitted pine cupboards and drawers including recess fitted double wardrobe, two radiators.

EN-SUITE WET ROOM/W.C.

Fully tiled and having shower fitment, basin in vanity surround, inset spotlights.

BATHROOM/W.C.

Having panelled bath with shower attachment, low level W.C., pedestal basin, heated towel rail, shaver point, extractor fan.

BEDROOM TWO 11'7" x 11'5" (3.53m x 3.48m)

Having fitted wardrobes, double radiator.

COMMUNAL GARDEN

The very well maintained south facing rear garden is a delightful feature mainly laid to lawn with borders, bushes and shrubs and which is for the sole use of the residents of 207 Sandgate Road and with access directly on to Terlingham Gardens which in turn leads to The Leas promenade.

LEASE

99 years from 24 October 1994 to include share of freehold.

MAINTENANCE CHARGE

Approximately £2000 per annum.

COUNCIL TAX

Band B.

AGENT'S NOTE

We have advised by our client that the principle of a new extended lease has been agreed amongst the freeholders and could be available to the purchaser after completion.

Tenure LH+Share FH

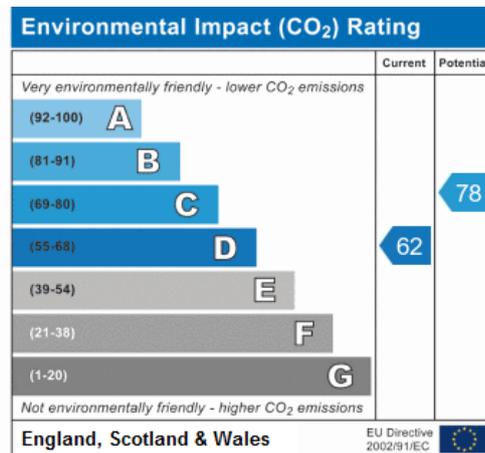
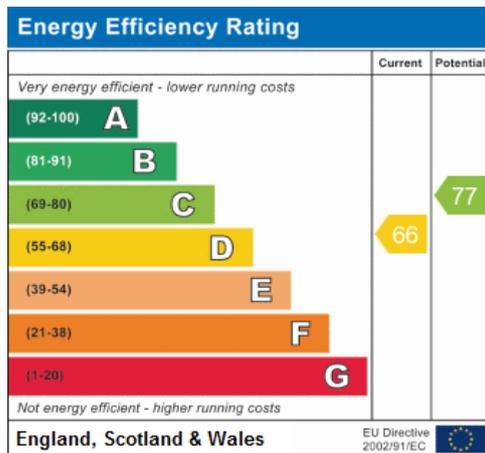
Postcode CT20 2HT

Viewings Strictly by appointment only -
Property Reference HWALD_008523

Opening Hours:

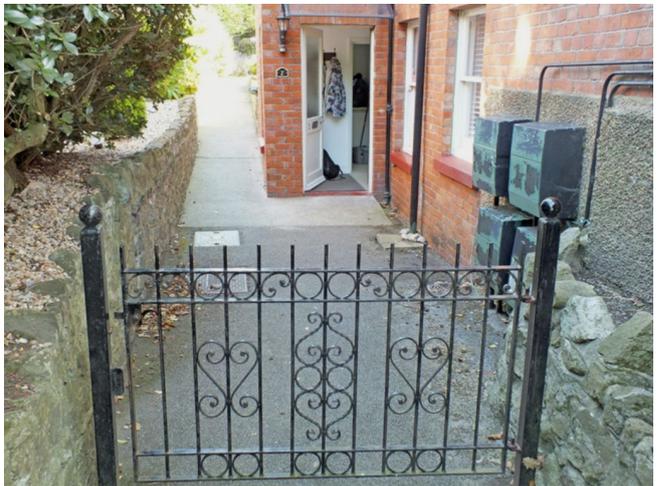
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00





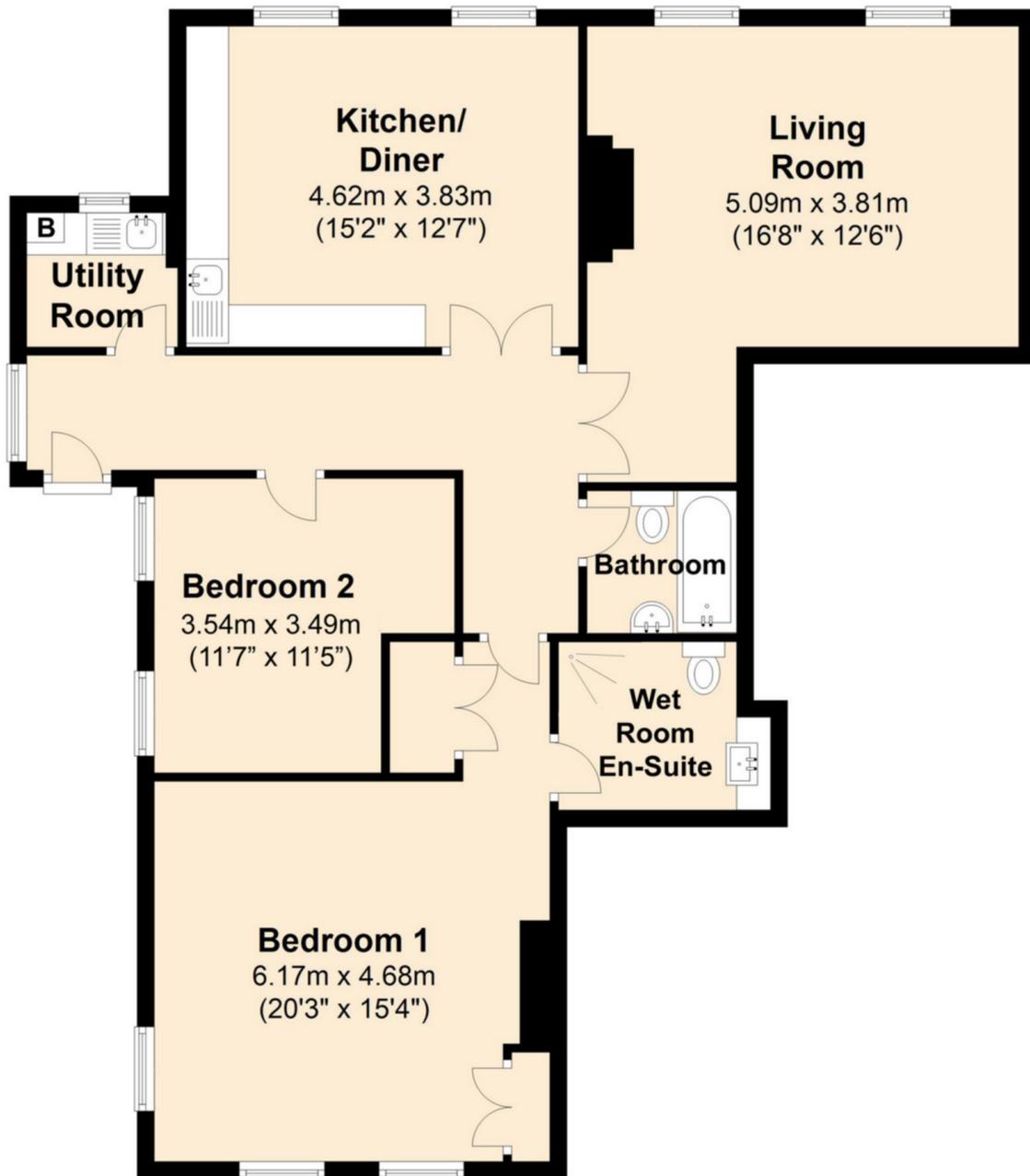






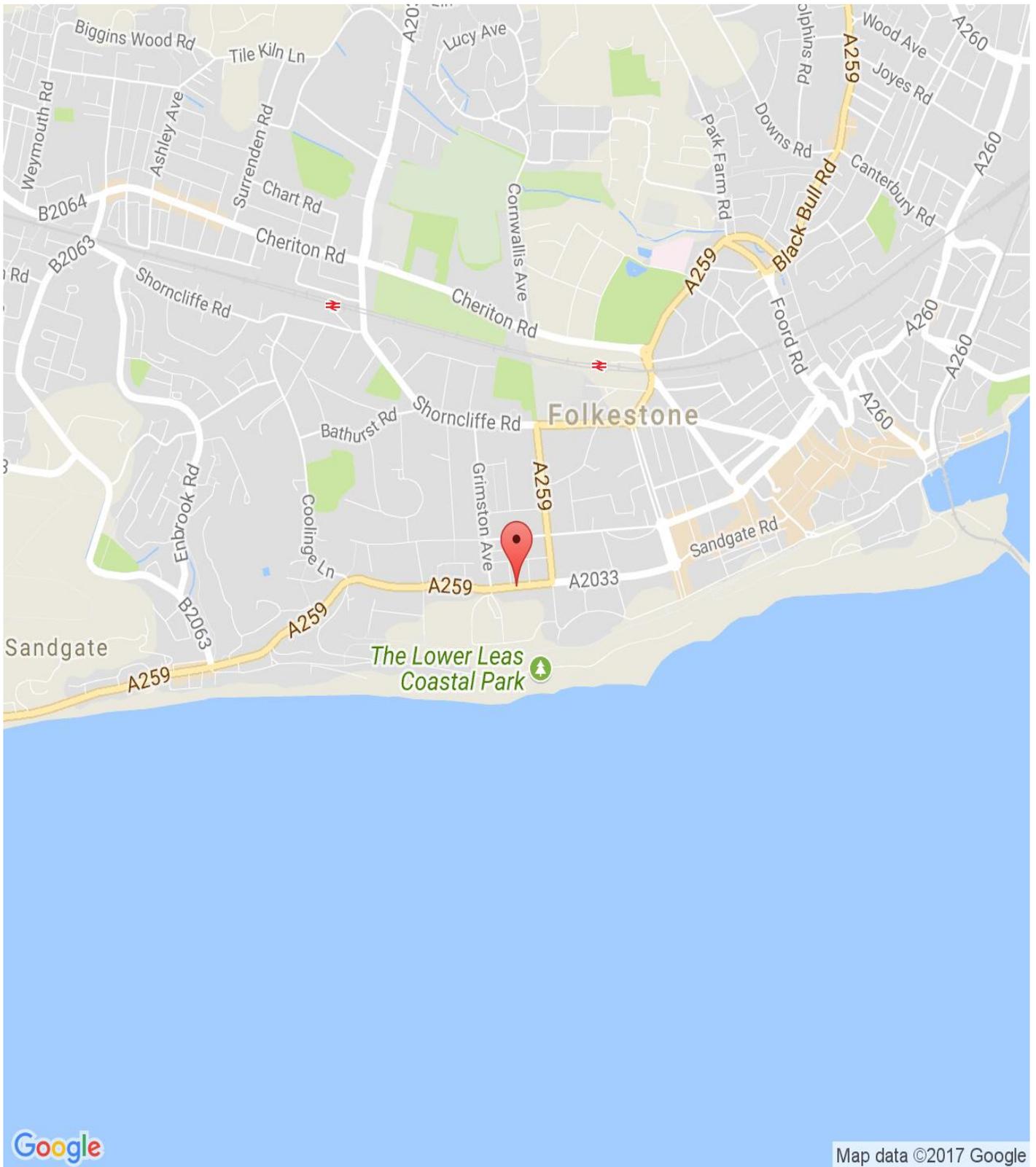
Ground Floor

Approx. 100.3 sq. metres (1079.2 sq. feet)



Total area: approx. 100.3 sq. metres (1079.2 sq. feet)

This plan is for illustration purposes only and may not be fully representative of the property



IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

Mail
102 Sandgate Road,
Folkestone, Kent
CT20 2BW

Tel
01303 212020



Web
www.hwald.co.uk



email
sales@hwald.co.uk



Residential Lettings &
Property Management

Tel
01303 212025